



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 05/22/2006**

Arlington Redevelopment Board  
Minutes of May 22, 2006

Members Present: Christopher Loret  
Edward Tsoi  
Roland Chaput  
Andrew West

Also Present: Kevin J. O'Brien  
David A. Berry  
Laura Wiener  
Joey Glushko

Ed Tsoi called the meeting to order at 7:05 and opened the hearing on the special permit application for 22 Pleasant Street. He introduced Dick Keshian, Atty. for Bruce Clifford, the applicant. Dick Keshian gave a brief overview and asked JoAnn Robinson, co-chair of the Historical Commission to explain the commission's findings. She stated the Commission had a hearing on April 4 and asked for changes to the proposal and unanimously endorsed the project.

Board discussion revealed a difference in the interpretation of the gross floor area and whether the cellar in the new portion of the proposed building should be included. It was determined that the applicant should seek an interpretation from the Building Inspector and to return to the Board with more explicit information regarding the grading around the new portion and illustration of its appearance. The Board continued the hearing to June 19, 2006 at 7:00 PM.

John Maher appeared before the Board to discuss the litigation regarding the appeal by Nextel of the permit denial at 1098 Massachusetts Avenue. He suggested the Board hold the discussion in executive session. Chris Lorette moved that the Board enter executive session to discuss a matter under litigation which if discussed in open session might jeopardize the Board's position, and the Board will continue it agenda after the executive session. Roly Chaput seconded the motion and Kevin O'Brien polled the Board: Chris Lorette – yes, Ed Tsoi – yes, Roland Chaput – yes, Andrew West – yes.

Kevin O'Brien explained the meetings he and John Maher had with Nextel and their attorney. Nextel proposed an installation that was reduced in size. The Board felt it was still too high and asked to have Nextel respond to that concern. The Board acknowledged the improvement and asked that staff work with Nextel to respond to the Board's concerns and work out a consent decree.

Chris Lorette moved that the Board leave executive session. Roly Chaput seconded the motion and Kevin O'Brien polled the Board: Chris Lorette – yes, Ed Tsoi – yes, Roland Chaput – yes, Andrew West – yes.

The public was invited back into the meeting and Ed Tsoi introduced Brian Murphy of Watertown Savings Bank to present their plans which were at the 100% stage. The Board reviewed the plan changes that it had requested and the material samples that were proposed for the renovation. The Board affirmed that they did want to see a mock-up of the materials on the site. Roland Chaput moved that the Board approve the 100% drawings. Andrew West seconded the motion and the Board voted 4 to 0 to approve.

Ed Tsoi next called on Rick Gallagher of E.B. Rotundi Construction to discuss the mock-up of materials that were at the 87 Mystic Street site where the Armstrong Ambulance building is being constructed. Mr. Gallagher explained that they wished to change the color of the window frame to aluminum color. The Board approved the change of color. Mr. Gallagher explained that the color for the opaque insert in some of the windows was still not available, but would be brought to the Board when it is. Roland Chaput moved and Andre West seconded that the mock-up be approved with the new window frame color. The Board voted 4 to 0 to approve.

The Board next had a discussion about a more coordinated planning effort. Selectman, Clarissa Rowe joined the discussion. It was generally discussed that the various planning efforts underway or proposed should be coordinated and that the ARB should act to involve the many existing groups in Arlington in the effort to identify goals and work to find ways to achieve them. The Board discussed inviting the Transportation Advisory Committee to the next meeting and asked staff to bring a draft application for Smart Growth planning funds.

The Board next discussed a letter from Robert Mirak regarding his application for a special permit for an apartment building at 75 Summer Street. Roland Chaput moved that the Board allow him to withdraw the special permit application (Docket 3274) without prejudice. Andrew West seconded the motion and the Board voted 4 to 0 to approve.

The Board briefly discussed the dedication of McClennen Park scheduled for June 3<sup>rd</sup> and adjourned at 10:55.

Respectfully submitted,  
Kevin J. O'Brien